

City Council August 8th Minutes Excerpt.

COMMUNITY DEVELOPMENT DEPARTMENT

- Item [Subject: Single Family Design Guidelines And Neighborhood Preservation Ordinance Update Package \(640.02\)](#)
14. [Ordinance Update Package \(640.02\)](#)

Recommendation: That Council:

- A. Consider overall Draft updates to the Single Family Design Guidelines (SFDG), Architectural Board of Review Guidelines, and Neighborhood Preservation Ordinance (NPO);
- B. Discuss key issues and provide direction on major points; and
- C. Refer the Update Package to the Ordinance Committee, Finance Committee, Citizens Advisory Group Subcommittee, and the Architectural Board of Review (ABR) for consideration as described in Section III of the Council Agenda Report (CAR).

[2006 AUG 08 CAR NEIGHBORHOOD PRESERVATION ORDINANCE - 1.TIF](#)

Documents:

- August 8, 2006, Community Development Director's report.
- Single Family Design Guidelines/Neighborhood Preservation Ordinance Update Package, transmitted by May 4, 2006, staff memorandum.
- PowerPoint presentation prepared and made by Staff.

Speakers:

- Staff: Community Development Director Paul Casey, Design Review Supervisor Jaime Limon, Project Planner Heather Baker.
- Architectural Board of Review: Members Bruce Bartlett, Gary Mosel.
- Historic Landmarks Commission: Commissioner Alex Pujo.
- Planning Commission: Commissioners Charmaine Jacobs, Harwood White, William Mahan.
- Members of the Public: Kim Wilson; Bill Wolf; Jen Moore; John Lamb; Dianne Channing; Naomi Kovacs, Citizens Planning Association; Joe Andrulaitis, American Institute of Architects; Cathie McCammon, League of Women Voters of Santa Barbara; Vadim Hsu; Connie Hannah, League of Women Voters of Santa Barbara; Greg Rech and Paul Zink, American Institute of Architects; Robert Hurlbett; Jill Dumain; Kevin Dumain; Ginny Miller, Citywide Homeowners; Darwin Holter; Toby Bradley, Santa Barbara Association of Realtors.

Recess: 8:39 p.m. - 8:43 p.m.

Speakers (Cont'd):

- Architectural Board of Review: Member Christopher Manson-Hing.

- Members of the Public: Andrea Krautmann and Timothy Harding, Citywide Homeowners; Mary O’Gorman, Santa Barbara County Action Network; Bill Hazard; Michelle Giddens; Walter Knapp; Joe Rution; John DeVore; Betsy Cramer; Jim Taylor; Christine Pierron; Tom Jacobs; Patricia Foley, Braemar Ranch Homeowners Association; S. Dorothy Fox; Matt Vaughan, Santa Barbara Association of Realtors; Sheila Lodge; Lanny Ebenstein; John Chufar, Santa Barbara Association of Realtors; Lauren Williams (letter read in her absence); Janice Taylor; Alexandra Lynch, Citywide Homeowners; Paul Hernadi; Donna Bayet; Richard Box; Lee Moldaver; Joe Cantrell, Marine Terrace Neighborhood Preservation Group.

Motion:

Councilmembers Williams/Barnwell to implement a Floor to Lot Area Ratio Program as Ordinance standards/regulations.

Vote:

Unanimous voice vote.

Motion:

Councilmembers Barnwell/Horton to apply Floor to Lot Area Ratio standards to lots up to 15,000 square feet in size.

Vote:

Unanimous voice vote.

Motion:

Councilmembers Falcone/Horton to approve the proposed Floor to Lot Area Ratio chart and the figures therein.

Vote:

Unanimous voice vote.

Motion:

Councilmembers Barnwell/Falcone to establish, as a guideline, a maximum second-story size of 15% of lot area.

Vote:

Unanimously failed.

Motion:

Councilmembers House/Schneider to allow the possibility of Planning Commission approval for projects exceeding the maximum applicable Floor to Lot Area Ratio, with the approval to be based on specific required findings that are yet to be crafted.

Vote:

Majority voice vote (Noes: Councilmember Williams).

Motion:

Councilmembers Horton/House to establish a guideline for the application of Floor to Lot Area Ratios to single-family home projects located in land use zones other than single-family zones, where at least two single-family homes exist immediately adjacent to the proposed project.

Vote:

Majority voice vote (Noes: Councilmember Barnwell, Schneider, Williams).

Motion:

Councilmembers Schneider/Horton to establish a guideline for the application of Floor to Lot Area Ratios to two-unit projects in single-family zones.

Vote:

Unanimous voice vote.

Motion:

Councilmembers Falcone/Horton to retain the name "Neighborhood Preservation Ordinance."

Vote:

Unanimous voice vote.

Motion:

Councilmembers Williams/Schneider to retain language within the Single Family Design Guidelines regarding the consideration of neighbors' views and to request that the Ordinance Committee discuss the possible addition of this language to the findings for project approval.

Vote:

Majority voice vote (Noes: Councilmember Falcone).

ADJOURNMENT

Mayor Blum adjourned the meeting at 10:42 p.m.